



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Request for Subdivision Approval – 3 Main Street East

DATE: January 28, 2014

Request: Subdivision Approval for 3 Main Street East, Parcel 3-05-104

Applicant: Stanford Zeccolo, PLS

Proposed Use: Residential yard

Property Owner: Joseph Finn

Comments: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required and notice has been published for it to be held at 3:05 p.m. during the Planning Board meeting. After the public hearing and completion of Part II of the Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant has been hired by the property owner to acquire subdivision approval. The owner resides at 281 Main Street East, just west of the subject parcel. He intends to split the subject parcel in half, and assemble the constituent halves with their adjacent houses.

The houses (281 and 287 Main St E) are both located in the Residence C District. These lots are nonconforming at 40.00' and 47.39' in width, where Residence C requires 50 feet of width. The proposed subdivision and assemblage would eliminate the non-conformance.

Summary:

1. After subdivision, the applicant shall combine the western half of the subject parcel with 281 Main Street East, parcel 3-05-105, and the eastern half with 287 Main Street East, parcel 3-05-103.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Stanford Zeccolo, 320 Flower Ave West, Watertown NY 13601
Joseph Finn, PO Box 475, Dexter NY 13634